

1983

United States Bankruptcy Court
U.S. Bankruptcy Court, District of Montana2-6-23
10/04/2022**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 11 of the United States Bankruptcy Code, entered on 10/04/2022 at 2:04 PM and filed on 10/04/2022.

SHERLOCK STORAGE LLC

615 1ST AVE
PO BOX 232
GILDFORD, MT 59525
2027143428
Tax ID / EIN: 83-1252176



The case was assigned case number 9:22-bk-90150-BPH to Judge BENJAMIN P. HURSH.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.mtb.uscourts.gov> or at the Clerk's Office, Room 263 Federal Building, 400 North Main, Butte, MT 59701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Tyler P. Gilman
Clerk, U.S. Bankruptcy Court
of Montana**

X97

Settlement Statement (HUD-1)							
B. Type of Loan				Amended Capital			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 82239a	7. Loan Number:	8. Mortgage Insurance Case Number:		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	<input checked="" type="checkbox"/> Other					
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.							
D. Name & Address of Borrower: Sherlock Storage, LLC, 400 West Broadway, Suite 101-527, Missoula, MT 59802							
E. Name & Address of Seller:							
F. Name & Address of Lender: Holly M. Mohorcich, Trustee of the Mark Mohorcich Irrevocable Trust							
G. Property Location: 2603 Industry Road Missoula, Montana 59808							
Lot 1, OWEN MINOR, Missoula County, Montana							
5859825							
H. Settlement Agent: Stewart Title of Missoula County, Inc., 320 West Broadway, Suite A, Missoula, MT 59802, (406) 728-1500							
Place of Settlement: 320 W. Broadway St, Suite A, Missoula, MT 59802							
I. Settlement Date: 11/19/2015		Proration Date: 11/19/2015		Disbursement Date: 11/19/2015			
J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction			
100. Gross Amount Due from Borrower				400. Gross Amount Due to Seller			
101. Contract sales price				401. Contract sales price			
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)	\$2,199.00			403.			
104. Payoff Escrow #50334 to Blotkamp	\$335,138.43			404.			
105. Payoff Escrow #51219 to Mohorcich	\$149,914.60			405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106. City/town taxes				406. City/town taxes			
107. County taxes				407. County taxes			
108. Assessments				408. Assessments			
109.				409.			
110. Payoff Escrow #51128 to Jones Family Enterp	\$85,438.53			410.			
111. 1st half 2015 taxes ID #5859825	\$8,923.05			411.			
112. Attorney Bill to CSJ	\$10,960.97			412.			
120. Gross Amount Due from Borrower	\$592,574.58			420. Gross Amount Due to Seller			
200. Amounts Paid by or in Behalf of Borrower				500. Reductions in Amount Due to Seller			
201. Deposit or earnest money				501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)	\$650,000.00			502. Settlement charges to seller (line 1400)			
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff of first mortgage loan			
205.				505. Payoff of second mortgage loan			
206.				506.			
207.				507.			
208.				508.			
209.				509.			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210. City/town taxes				510. City/town taxes			
211. County taxes				511. County taxes			
212. Assessments				512. Assessments			
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. Total Paid by/for Borrower	\$650,000.00			520. Total Reduction Amount Due Seller			
300. Cash at Settlement from/to Borrower				600. Cash at Settlement to/from Seller			
301. Gross amount due from borrower (line 120)	\$592,574.58			601. Gross amount due to seller (line 420)			
302. Less amounts paid by/for borrower (line 220)	(\$650,000.00)			602. Less reductions in amount due seller (line 520)			
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$57,425.42			603. Cash <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller			

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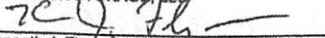
Settlement charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees			
701. Division of commission (line 700) as follows:		10/27/22	26-23
702.			
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE A)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.			
900. Items Required by Lender to Be Paid in Advance			
901. Daily interest charges from	(from GFE #10)		
902. Mortgage insurance premium for	(from GFE #3)		
903. Homeowner's insurance for	(from GFE #11)		
904.			
905.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. City property taxes			
1005. County property taxes			
1006. Annual Assessments (maint.)			
1007.			
1008.			
1009. Aggregate Adjustment			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	\$1,786.00	
1102. Settlement or closing fee to Stewart Title of Missoula County, Inc.	\$400.00		
1103. Owner's title insurance to Stewart Title of Missoula County, Inc.	(from GFE #5)		
1104. Lender's title insurance to Stewart Title of Missoula County, Inc.	\$1,386.00		
1105. Lender's title policy limit \$650,000.00			
1106. Owner's title policy limit			
1107. Agent's portion of the total title insurance premium to Stewart Title of Missoula County, Inc. \$1,187.80			
1108. Underwriter's portion of the total title insurance premium to Stewart Title Guaranty Company \$198.20			
1109.			
1110.			
1111. Opening Escrow Fee to Stewart Escrow Services		\$350.00	
1112.			
1113.			
1114.			
1115.			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	\$63.00	
1202. Deed Mortgage \$63.00 Releases	\$63.00		
1203. Transfer taxes	(from GFE #8)		
1204. City/County tax/stamps			
1205. State tax/stamps			
1206.			
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302.			
1303.			
1304.			
1305.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$2,199.00	

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

CERTIFICATION:

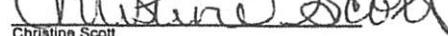
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this HUD-1 Settlement Statement pertaining to "Comparison of Good Faith Estimate (GFE) and HUD-1 Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

SHERLOCK STORAGE, LLC



Kenneth J. Flynn
Member/Manager

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement in this transaction.



Christine Scott

11/19/15
Date



WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18, U.S. Code Section 1001 and Section 1010.

Settlement Statement (HUD-1)					
B. Type of Loan		6. File Number: 82239		7. Loan Number:	8. Mortgage Insurance Case Number: 2-6-23
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins. <input type="checkbox"/> Other		3. <input type="checkbox"/> Conv. Unins.		C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.	
D. Name & Address of Borrower: Kenneth J. Flynn, 400 W. Broadway - Ste 101-527, Missoula, MT 59802		E. Name & Address of Seller: Sherlock Storage, LLC, 400 West Broadway, Suite 101-527, Missoula, MT 59802		F. Name & Address of Lender: Mark S. Mohorcich and Holly M. Mohorcich, PO Box 7247, Missoula, MT 59807	
G. Property Location: 2603 Industry Road Missoula, Montana 59808		H. Settlement Agent: Stewart Title of Missoula County, Inc., 320 West Broadway, Suite A, Missoula, MT 59802, (406) 728-1500		Place of Settlement: 320 W. Broadway St, Suite A, Missoula, MT 59802	
I. Settlement Date: 10/29/2015		Proration Date: 10/29/2015		Disbursement Date: 10/29/2015	
J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
100. Gross Amount Due from Borrower			400. Gross Amount Due to Seller		
101. Contract sales price			401. Contract sales price		
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400) \$1,842.00			403.		
104. Payoff Escrow No. 50915 to Stewart Escrow S \$39,131.19			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes			406. City/town taxes		
107. County taxes			407. County taxes		
108. Assessments			408. Assessments		
109.			409.		
110. Payment to IRS \$67,000.00			410.		
111. Payment to CSJ \$10,000.00			411.		
112.			412.		
113. Gross Amount Due from Borrower \$117,973.19			420. Gross Amount Due to Seller		
114. Amounts Paid by or in Behalf of Borrower			500. Reductions in Amount Due to Seller		
115. Deposit or earnest money			501. Excess deposit (see instructions)		
116. Principal amount of new loan(s) \$149,131.19			502. Settlement charges to seller (line 1400)		
117. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
118.			504. Payoff of first mortgage loan		
119.			505. Payoff of second mortgage loan		
120.			506.		
121.			507.		
122.			508.		
123.			509.		
124. Adjustments for items unpaid by seller			125. Adjustments for items unpaid by seller		
126. City/town taxes			127. City/town taxes		
128. County taxes			129. County taxes		
130. Assessments			131. Assessments		
132.			133.		
134.			135.		
135.			136.		
136.			137.		
137.			138.		
138.			139.		
139.			140.		
140. Total Paid by/for Borrower \$149,131.19			141. Total Reduction Amount Due Seller		
141. Cash at Settlement from/to Borrower			142. Cash at Settlement to/from Seller		
142. Gross amount due from borrower (line 120) \$117,973.19			143. Gross amount due to seller (line 420)		
143. Less amounts paid by/for borrower (line 220) (\$149,131.19)			144. Less reductions in amount due seller (line 520)		
144. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower \$31,158.00			145. Cash <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller		
146. <i>[Handwritten Signature]</i>					

Disbursement Worksheet

Case 4:23-cv-00007-BMM Document 1-3 Filed 02/07/23 Page 5 of 7

Stewart Title of Missoula County, Inc., Stewart Title of Missoula County, Inc.
 Kenneth J. Flynn, 400 W. Broadway, Suite A, Missoula, MT 59802, (406) 728-1500
 Sherlock Storage, LLC, 400 West Broadway - Ste 101-527, Missoula, MT 59802

Seller(s)
 Lender(s)
 Property

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Mark S. Mohorcich and Holly M. Mohorcich, PO Box 7247, Missoula, MT 59807
 2603 Industry Road Missoula, Montana 59808

CV-22-98-68 - BMM

Lot 1, OWEN MINOR, Missoula County, Montana

5859825
 654 - Trust Account 2
 10/29/2015

Disbursement Date 10/29/2015

Proration Date 10/29/2015

Bank Account

Closing Date

Receipts

Printed Name & Address

Description

Receipts Total:

\$110,000.00

Date

Reference #

Amount

Line #

01 Mark S. Mohorcich and Holly M. Mohorcich
 PO Box 7247
 Missoula, MT 59807
 Principal amount of new loan(s)
 Payoff Escrow No. 50915

202-1
104-1\$149,131.19
(\$39,131.19)

Total: \$110,000.00

Disbursements

Printed Name & Address

Description

Disbursements Total:

\$110,000.00

Line #

Date

Reference #

Amount

01 Christian, Samson & Jones, PLLC
 Payment to CSJ

111-1
110-1

\$10,000.00

Total: \$10,000.00

02 IRS
 Payment to IRS

\$67,000.00

Total: \$67,000.00

3 Kenneth J. Flynn and Sherlock Storage, LLC
 400 W. Broadway - Ste 101-527
 Missoula, MT 59802
 Cash to borrower

303

\$31,158.00

Total: \$31,158.00

Stewart Title of Missoula County, Inc.

320 West Broadway, Suite A

Missoula, MT 59802

Settlement or closing fee

Title Insurance \$650,000.00

1102-1

\$400.00

1110-1

\$1,366.00

Total: \$1,786.00

Stewart Title Trust Account
 Deed Mortgage \$56.00 Releases

1202

\$56.00

NCCS2020.mdb 10/03/22 09:50 AFIDELITY NATIONAL TITLE OF MONTANA
 ACCOUNT HISTORY LEDGER
 ACCOUNT: 51229

2-6-23

⑯
 Buyer : SHERLOCK STORAGE LLC
 Seller: HOLLY MOHORCICH

SHERLOCK STORAGE LLC

400 W. BROADWAY STE 101-527
 MISSOULA, MT 59802

Original Balance: 650000.00
 Remaining Balance: 725755.89
 P&I Payment Amount: 5329.34
 Interest Rate: 8.00000
 Interest Paid To: 08/11/20
 Next Payment Due: 08/05/20

YTD Interest Paid: 48637.50
 YTD Principal Paid: 0.00
 Reserve Balance: 0.00
 Late Chg Balance: 0.00
 Trust Balance: 0.00
 Accrued Interest Balance: 76.23

DATE	TRANSACTION	AMOUNT	INT PD TO	PRINCIPAL	INTEREST	END BAL
01/14/20	BALANCE FORWARD	0.00	10/10/19	0.00	0.00	725755.89
	PAYMENT	5287.50	11/12/19	0.00	5287.50	725755.89
03/09/20	BUYER FEE	12.50	11/12/19	0.00	0.00	725755.89
	PAYMENT	5987.50	12/20/19	0.00	5987.50	725755.89
04/09/20	BUYER FEE	12.50	12/20/19	0.00	0.00	725755.89
	PAYMENT	5337.50	01/22/20	0.00	5337.50	725755.89
06/15/20	BUYER FEE	12.50	01/22/20	0.00	0.00	725755.89
	PAYMENT	5337.50	02/25/20	0.00	5337.50	725755.89
07/09/20	BUYER FEE	12.50	02/25/20	0.00	0.00	725755.89
	PAYMENT	5337.50	03/29/20	0.00	5337.50	725755.89
08/05/20	BUYER FEE	12.50	03/29/20	0.00	0.00	725755.89
	PAYMENT	5337.50	05/02/20	0.00	5337.50	725755.89
09/03/20	BUYER FEE	12.50	05/02/20	0.00	0.00	725755.89
	PAYMENT	5337.50	06/04/20	0.00	5337.50	725755.89
11/03/20	BUYER FEE	12.50	06/04/20	0.00	0.00	725755.89
	PAYMENT	5337.50	07/08/20	0.00	5337.50	725755.89
12/10/20	BUYER FEE	12.50	07/08/20	0.00	0.00	725755.89
	PAYMENT	5337.50	08/11/20	0.00	5337.50	725755.89
	BUYER FEE	12.50	08/11/20	0.00	0.00	725755.89

Loan from Cal & Holly no principal reduction
 example accused of not making payments Contested

20. 21, 22

Please use the Year-to-Date Interest Paid amount for your tax records.

XAF

(17)

United States Bankruptcy Court
U.S. Bankruptcy Court, District of Montana

2-6-23

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2027143428
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Clerk, U.S. Bankruptcy Court
of Montana

406 497 1240

XJ